Karen Johnson Davidson County
Batch# 753984 DEEDWARR
11/12/2021 01:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211112-0150949

WHEN RECOREDED MAIL TO:
STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM, CA 92806

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES J JEFFERS AND STEPHANIE L JEFFERS	JAMES J JEFFERS AND STEPHANIE L JEFFERS	181-03-0A-337-00
801 OTTOE COURT BRENTWOOD, TN 37027	801 OTTOE COURT BRENTWOOD, TN 37027	

For good consideration, I (We) **JAMES J. JEFFERS ALSO KNOWN AS JAMES JORDAN JEFFERS AND STEPHANIE L. JEFFERS ALSO KNOWN AS STEPHANIE JEFFERS,** whose mailing address is 801 OTTOE COURT, BRENTWOOD, TN 37027, hereby bargain, deed and convey to **JAMES J. JEFFERS AND STEPHANIE L. JEFFERS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,** whose mailing address is 801 OTTOE COURT, BRENTWOOD, TN 37027, the following described land in WILLIAMSON, County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 131 ON THE PLAN OF REVISION ONE, PHASE TWO, ADDITION TO INDIAN CREEK, RS-10 SUBDIVISION-CLUSTER LOT OPTION OF RECORD IN PLAT AT INSTRUMENT NO. 20070720-0086788, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JAMES JORDAN JEFFERS AND STEPHANIE JEFFERS, BY A DEED DATED ON 6/08/2020, AND RECORDED 6/16/2020, IN INSTRUMENT NO. 20200616-0062255, IN THE COUNTY OF WILLIAMSON, STATE OF TENNESSEE.

APN: 181-03-0A-337-00
Property Address: 801 OTTOE COURT, BRENTWOOD, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 27th day of October, 2021

JAMES J. JEFFERS A/K/A
JAMES JORDAN JEFFERS

STEPHANIE L. JEFFERS A/K/A
STEPHANIE JEFFERS

STATE OF TN)
) SS.
COUNTY OF October)

On this 27th day of October, 2021, before me personally appeared **JAMES J. JEFFERS A/K/A JAMES JORDAN JEFFERS AND STEPHANIE L. JEFFERS A/K/A STEPHANIE JEFFERS,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

D. LEE MCGAHEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: My Commission Expires November 6, 2024

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 0 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 27th day of October, 20 21.

D. Lee McGahey

Notary Public
My Commission Expires:

My Commission Expires
November 6, 2024

D. LEE MCGAHEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:
JAMES J JEFFERS AND STEPHANIE L JEFFERS
801 OTTOE COURT
BRENTWOOD, TN 37027

Name and Address of property owner:
JAMES J JEFFERS AND STEPHANIE L JEFFERS
801 OTTOE COURT
BRENTWOOD, TN 37027

Tennessee Certification of Electronic Document

I, Sinora Deakins, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/27/21 (date of document).

Affiant Signature

11/5/21
Date

State of California

County of Orange

Sworn to and subscribed before me this 5th day of November, 2021.

Notary's Signature

CARMEN HEADWORTH
Notary Public - California
Los Angeles County
Commission # 2308828
My Comm. Expires Nov 10, 2023

MY COMMISSION EXPIRES: 11/10/2023

NOTARY'S SEAL